



CITY OF MORGAN HILL

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

MARCH 7, 2002

PRESENT: Fruit, Kennett, Martin, Pyle_____

ABSENT: None

LATE: None

STAFF: Senior Planner (SP) Linder and Associate Planner (AP) Tolentino

REGULAR MEETING

Chairman Fruit called the meeting to order at 7:04 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Fruit opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

MINUTES:

**FEBRUARY 21,
2002**

BOARD MEMBERS KENNETT/MARTIN MOTIONED TO APPROVE THE MINUTES OF THE FEBRUARY 21, 2002 MEETING WITH A MODIFICATION TO THE VOTE ON AGENDA 1 TO REFLECT BOARD MEMBER KENNETT AS ABSENT, ON A VOTE OF 4-0 AS FOLLOWS:

AYES: FRUIT, KENNETT, MARTIN, PYLE;

NOES: NONE;

ABSTAIN: NONE;

ABSENT: NONE.

OLD BUSINESS:

1. **SITE REVIEW, SR-00-40: BERKSHIRE-SINGH:** A request for site, landscape and architectural plan approval for the construction of a four-lot subdivision located at the northeast corner of Llagas Rd. and Hale Ave. Units range in size from 2,783 sf. to 2,937 sf. on lots ranging in size from 8,111 sf. to 13,564 sf.

**BOARD MEMBERS MARTIN /PYLE MOTIONED TO APPROVE RESOLUTION NO. 02-004
SUBJECT TO THE FOLLOWING MODIFICATIONS:**

1. Delete "Other condition X 3b on pg. 13 of Exhibit A.
2. The garage entrance on Lot 2 shall be modified to allow for better access. This shall be accomplished by either rotating the home, pushing the garage entrance forward or realigning the driveway.
3. Prior to any framing inspection within the project, revised landscape and irrigation plans shall be returned to the ARB for review and approval.
4. Prior to the issuance of building permits, the plans shall be modified to address and include all technical and general requirements of the Uniform Building Code, Morgan Hill Municipal Code and Measure P commitments.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN, PYLE;
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

2. **SITE REVIEW, SR-01-25: CHURCH-LABRUCHERIE:** A request for approval of site, architectural and landscape plan approval for an industrial development consisting of three buildings of approximately 17,500 sf in size. The buildings are proposed on the westerly side of an existing 4.34 acre parcel located on the east side of Church St. at the Church St./Barrett Ave. intersection. A mitigated negative declaration is proposed for the project.

**BOARD MEMBERS KENNETT /MARTIN MOTIONED TO APPROVE THE MITIGATED
NEGATIVE DECLARATION.**

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN, PYLE;
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

**BOARD MEMBERS FRUIT/MARTIN MOTIONED TO CONTINUE THE APPLICATION TO
THE APRIL 4TH MEETING TO ALLOW THE APPLICANT TO MAKE THE FOLLOWING
CHANGES TO THE ELEVATIONS:**

1. Revise the roof elements to be more in keeping with the style of new buildings being proposed.
2. Similar roof elements shall be included on all of the proposed buildings.
3. Modify the roofing material to be compatible with the style of the building.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN, PYLE;
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NEW BUSINESS:

- 3. SITE REVIEW, SR-01-31: E. DUNNE-GREWAL:** A request for approval of site, architectural and landscape plan approval for construction of 4 single-family residential units on a 1.75-acre site, located at the northeast corner of Hill Rd. and E. Dunne Ave.

BOARD MEMBERS KENNETT/PYLE MOTIONED TO TABLE THE APPLICATION, WITH THE FOLLOWING DIRECTION TO THE APPLICANT.

1. The building elevations as proposed, are not acceptable. All of the elevations should be revised to reflect a true architectural style and include details that are in keeping with that style.
2. The highly visible location of the development will require a high degree of articulation on all four sides of the building.
3. All technical requirements (building height & setbacks) shall be met prior further Board review.
4. Provide adequate landscape plans for Board review.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, MARTIN, PYLE;
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

OTHER BUSINESS: None

ANNOUNCEMENTS:

ADJOURNMENT: There being no further business, Chairman Fruit adjourned the meeting at 9:20 p.m..

MINUTES PREPARED BY:

TERRY LINDER

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